

## Income Statement - 12 Month

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## UrbanOne Properties

Properties: 1423 Kipling | Kipling Partners - 1423 Kipling Houston, TX 77006

Fund Type: All

Period Range: Jul 2021 to Jun 2022

Accounting Basis: Modified Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
Operating Income & Expense													
Income													
INCOME													
RENTAL INCOME													
Rental Income	10,150.00	11,112.58	10,470.00	10,470.00	10,422.00	12,476.50	10,113.67	11,423.30	10,937.42	9,495.00	11,745.00	10,472.67	129,288.14
Rental Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking	100.00	100.00	100.00	100.00	100.00	100.00	150.00	200.00	200.00	100.00	250.00	150.00	1,650.00
Rent Concession	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Management Concession	0.00	0.00	0.00	-101.00	0.00	-49.00	0.00	-100.00	0.00	0.00	0.00	0.00	-250.00
Renewal Concession	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-755.00	0.00	0.00	0.00	-755.00
Total RENTAL INCOME	10,250.00	11,212.58	10,570.00	10,469.00	10,522.00	12,527.50	10,263.67	11,523.30	10,382.42	9,595.00	11,995.00	10,622.67	129,933.14
EXPENSE REIMBURSEMENT													
Pass thru Insurance	0.00	0.00	0.00	0.00	0.00	9.50	38.00	19.00	19.00	9.50	28.50	19.00	142.50
Pass thru Water and Sewer	284.34	280.00	245.00	245.00	210.00	210.00	210.00	245.00	168.23	210.00	285.00	245.67	2,818.24
Pass thru Water	0.00	29.35	35.00	35.00	35.00	35.00	35.00	35.00	105.00	35.00	35.00	35.00	449.35
Pass thru Trash	105.00	132.58	120.00	120.00	105.00	105.00	105.00	120.00	102.10	105.00	140.00	125.33	1,385.01
Total EXPENSE REIMBURSEMENT	369.34	441.93	400.00	400.00	350.00	359.50	388.00	419.00	394.33	359.50	488.50	425.00	4,795.10
OTHER INCOME													
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00	0.00	0.00	2,200.00	4,400.00
Late Fee	250.00	330.00	150.00	0.00	240.00	-43.00	128.00	405.00	0.00	0.00	460.00	0.00	1,920.00
Admin Fees	8.00	7.84	9.00	8.00	7.00	7.00	7.00	8.00	5.81	5.00	8.00	6.77	87.42
Total OTHER INCOME	258.00	337.84	159.00	8.00	247.00	-36.00	135.00	413.00	2,205.81	5.00	468.00	2,206.77	6,407.42
Total INCOME	10,877.34	11,992.35	11,129.00	10,877.00	11,119.00	12,851.00	10,786.67	12,355.30	12,982.56	9,959.50	12,951.50	13,254.44	141,135.66
Pet Fee	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	1,000.00
Application Fee Income	180.00	0.00	0.00	45.00	-45.00	180.00	180.00	45.00	135.00	90.00	110.00	0.00	920.00
Total Operating Income	11,557.34	11,992.35	11,129.00	10,922.00	11,074.00	13,031.00	10,966.67	12,400.30	13,117.56	10,049.50	13,561.50	13,254.44	143,055.66
Expense													
EXPENSES													
Repairs & Maintenance													
Pest Control	0.00	0.00	264.95	0.00	111.52	0.00	64.95	0.00	64.95	111.52	0.00	64.95	682.84
Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.89	37.89	37.89	0.00	113.67
Roof Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	45.00	160.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	73.50	1,088.50
Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Make Ready	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	263.93	500.00	0.00	0.00	763.93
Total Repairs & Maintenance	45.00	160.00	354.95	90.00	201.52	90.00	154.95	90.00	192.84	503.34	627.89	138.45	2,648.94
Operating Expenses													
Electricity	-4.36	24.66	45.43	29.92	35.56	-402.90	0.00	34.28	63.18	116.31	124.45	0.00	66.53
Gas	51.73	50.48	100.96	173.80	54.38	54.38	0.00	0.00	0.00	68.78	65.85	63.05	683.41
Water	0.00	455.68	0.00	191.00	185.00	190.00	190.43	191.72	177.58	169.55	184.51	0.00	1,935.47
W/D Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trash	115.00	247.86	172.83	114.41	105.12	-130.14	183.54	115.00	80.16	78.42	78.42	0.00	1,160.62
Professional Fees	0.00	0.00	0.00	0.00	0.00	64.00	0.00	0.00	0.00	97.50	0.00	0.00	161.50
Total Operating Expenses	162.37	778.68	319.22	509.13	380.06	-224.66	373.97	341.00	320.92	530.56	453.23	63.05	4,007.53
General and Administrative Expenses													
Maintenance Fees	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	2,112.00
Management Fees	430.00	430.00	430.00	430.00	430.00	419.43	430.00	477.98	524.70	516.87	825.00	360.00	5,703.98
Payroll	184.00	184.00	184.00	184.00	184.00	184.00	184.00	184.00	184.00	184.00	184.00	184.00	2,208.00
Referral Fees	0.00	0.00	721.22	0.00	0.00	-495.00	0.00	0.00	0.00	0.00	0.00	352.00	578.22
Legal and Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	573.56	573.56	0.00	5,197.12
Property Taxes	0.00	0.00	0.00	0.00	0.00	19,665.12	0.00	0.00	0.00	0.00	0.00	0.00	19,665.12
Total General and Administrative Expenses	1,240.00	1,240.00	1,961.22	1,240.00	1,240.00	20,399.55	1,240.00	1,287.98	1,334.70	1,450.43	1,758.56	1,072.00	35,464.44
Total Operating Expense	1,447.37	2,178.68	2,635.39	1,839.13	1,821.58	20,264.89	1,768.92	1,718.98	1,848.46	2,484.33	2,839.68	1,273.50	42,120.91
NOI - Net Operating Income	10,109.97	9,813.67	8,493.61	9,082.87	9,252.42	-7,233.89	9,197.75	10,681.32	11,269.10	7,565.17	10,721.82	11,980.94	100,934.75

Exhibit 5